

REALTY MARKET NEWS AND COMMENT

Trading Continues to Follow
Narrow Lines—Buying in
Upper Sections Only.

INVESTORS IN CONTROL

Suburban Areas Active—
\$300,000 Home for Nurses
to Be Built on 63d St.

Real estate trading yesterday reflected summer conditions in the market, for practically all of the buying and selling was done by small investors and owners of low priced residential property. Operators and builders were conspicuously absent from the market. Perhaps the most interesting story flashed about the realty field yesterday was the one telling of the recent arrival of the New York *Herald* from its present site to another location a little further north. As was the case with former stories of the kind it could not be verified in any quarter. Building activity was featured yesterday by the filing of plans for a nurses home to be erected on Sixty-third street near the avenue at a cost of \$100,000. It is to be part of the Manhattan Eye and Ear Hospital on Sixty-fourth street.

BIG HEIGHTS GARAGE.

Cross & Brown Company has sold for Hugo Piesen the plot, 75x100, at 623-27 West 152d street, running through to 153d street to Darius Dean and others. The plot, which cost \$10,000, is one of the largest garages in Washington Heights. This property is between Broadway and Riverside Drive.

ACTIVE BRONX MARKET.

WALES AVENUE—Samuel Cowen has sold the northwest corner of Wales avenue and 151st street, a six story apartment building with a penthouse on the fourth floor, for \$100,000. The plot, 75x100, is to the New York Holding Company.

INTERVAL AVENUE—Samuel Cowen has sold the three story business building at the junction of Interval avenue, 169th street and Home street to A. David.

LONGFELLOW AVENUE—Samuel Cowen has sold the plot, 80x100, at the southeast corner of Longfellow and Seneca avenues to the Record Surgical and Appliance Company, and at 141 West, Sixth street, a five story apartment house on lot 2410x88, to a client for investment.

UNDERCLIFFE AVENUE—The plot, 158x100x141x100, at the southeast corner of Undercliff avenue and Palisade place, has been sold by Emilie Koenig, Mrs. Edward Koenig, of the Reliable Roofing Company, for \$100,000. The plot, 158x100, is to the Congress Roofing Company, and the fifth floor at 240 West Eighty-eighth street to Phillips Overgater Manufacturing Company.

Cross & Brown Company has leased the entire building at 306 and 308 West Sixty-fourth street to Wagner Specialty Company, Inc., 159 West 153d street, corporation at 240 to 249 West Fifty-fifth street, seventh floor to Cutting-Larson Company, and space to Longenecker & Sanders, Inc., at 315 and 317 West Forty-seventh street, top floor to Morris Rosenbaum, and the fifth floor at 240 West Eighty-eighth street to Phillips Overgater Manufacturing Company.

WHITE GOODMAN—Samuel Cowen has leased at 25-30 East Tenth street eighth loft to Hauseman, Peitzman & Co.; at 35 Sixth avenue, eighth loft, to the Record Surgical and Appliance Company, and at 141 West, Sixth street, a five story apartment house on lot 2410x88, to a client for investment.

WHITE GOODMAN—Samuel Cowen has leased at 2122 Eighth avenue to Gristedt Bros., the first loft at 125-137 West Twenty-first street, to the Congress Roofing Company, and the fifth floor at 240 West Eighty-eighth street, reported sold last week.

EAST EIGHTIETH STREET—John J. Kavanaugh had sold, Edward G. Vith 67 East Eightieth street, a four story and basement dwelling at 102-100 feet west of Park avenue.

LIGHT TRADING IN BROOKLYN.

Frank H. Malone and H. O. Harris have sold the new two family brick dwelling at 321 Eighty-third street, for Theodore Frost to a client for occupancy.

The Realty Associates have sold 1123 Fifth street, a two story brick house, 60x100x100, with automobile driveway and brick garage to Joseph Kelley.

RENTS L. I. CITY FLAT.

William D. Bloodgood & Co. have sold 432 Potter avenue, in the Steinway section of Long Island City, a six family brick tenement, to Frank Mason, who has purchased it for investment.

WALSH COMPANY—Walsh Company has purchased in Staten Island a plot, 100x100 on the east side of Eltinge avenue, north of Jackson avenue. The property is located in the immediate vicinity of other operations of the company.

H. Van Alst has sold to the Grassell Building Corporation a plot, 100x260 on the east side of the Boulevard, Long Island City, adjacent to the Astoria Presbyterian Church. The plot has been taken for improvement.

WOODHAVEN SITE FOR FLATS.

The Brighton Line Building Company has bought a plot, 55x100, at the southwest corner of Liberty and Baker avenues, Woodhaven, as a site for stores and apartments.

DEAL FOR SHREWSBURY PLACE.

W. G. Wylie, Jr., has bought the McLan property of five acres, with large frontage on the Bronx River and Riverside Drive, in Middlebrook, N. J., opposite Bed-Stuy. It commands views of the river, ocean and surrounding country, and contains a fourteen room residence, stable and outbuildings. The place will be remodeled and occupied by the purchaser for an all year residence.

J. L. DELAFIELD BUYS IN 8TH ST.

Joseph L. Delafield is the buyer of 10 West 8th street, sold recently by Charles S. Pardee.

Louis Schaefer is the purchaser of the five story American basement dwelling at 35 West Eighty-fifth street, sold recently by Mrs. Florence Mayer. The new owner will occupy.

\$300,000 HOME FOR NURSES.

A six story home for the nurses of the Manhattan Eye, Ear and Throat Hospital is to be erected on the vacant plot at 207 to 211 East Sixty-third street, directly in the rear of the hospital building. The structure will have a frontage of 120 feet and a depth of 100 feet. The main structure on the Sixty-fourth street frontage runs back to a depth of about 140 feet, which explains the shallow depth of the nurses' home. Plans made by York & Sawyer, architects, call for a building of brick, terra cotta and limestone construction, estimated to cost \$300,000. This building will have five entrances. The hospital property is 150 feet east of Second avenue and adjoins on the east the Clara de Hirsch Free Trade School, on Sixty-third and Sixty-fourth streets respectively.

STORAGE FOR HEIGHTS CARS.

Four more buildings are to be added to the garage community west of Riverside Drive in the vicinity of 157th street, where many Washington Heights owners have their cars. The four new buildings are to be put up on 157th street west of the Drive, two to be 214x240 feet in size and the others 214x240. Charles Adams, the owner, has had plans prepared by John Harder, who estimates the cost at \$45,000.

STARTETT TO BUILD A HOME.

Paul Starrett, president of the George A. Fuller Company, plans to build a pretentious residence at South Orange, N. J., this summer. He has had designs made by Mann & MacNellie, architect.

for a two and a half story structure of brick and hollow tile construction, which will be erected on Berkeley avenue at a cost of nearly \$50,000. The Standard Builders, Inc., are said to have received the general contract for the work.

SITE FOR CENTRAL PARK FLAT.

Corner of 6th Ave. and 88th St. Sold for Fine Improvement.

Douglas Robinson, Charles S. Brown and Charles E. Williams, have sold for the United States Trust Company, as trustee, the plot, 60x100, and Central Park South, old buildings on plot 100x16, to a client, who will improve the plot with a modern apartment house. The property has been held by the firm since 1906. It is located on Sixty-second street, the Rockaway Coast, and has for a next door neighbor on Fifty-ninth street De La Salle Institute.

REV. A. D. PELL RENTS HOUSE.

The Rev. Alfred Duane Pell, whose residence at the south corner of Fifth avenue and Seventy-fourth street was bought by the United States Trust Company, as trustee, the plot, 60x100, and Central Park South, old buildings on plot 100x16, to a client, who will improve the plot with a modern apartment house. The property has been held by the firm since 1906. It is located on Sixty-second street, the Rockaway Coast, and has for a next door neighbor on Fifty-ninth street De La Salle Institute.

RENT WITH PURCHASE RIGHT.

Trustees of the Brick Presbyterian Church, at Fifth avenue and Thirty-seventh street, have secured for parish work the four story residence of Mrs. Valentine G. Hall at 11 West Thirty-seventh street. The property, which is separated from the church, two twelve story loft buildings, is rented for five years with a clause to purchase the reality at any time during the life of the lease.

COMMERCIAL SPACE RENTED.

The Charles F. Noyes Company has leased the second floor of the Bradstreet Building, 140-148 Lafayette street, between 23rd and 24th Streets, to the New York Life Insurance Company, for the premium of years at an aggregate rental amount of \$25,000. This lease completes the portion of the building; offices in 37-39 Liberty street to Croke, Anderson & Sonderland and offices in the Masonic Temple, with a penthouse on Twenty-third street, to Thomas W. Wilcox, R. J. Borden and Rapaport Bros.

White-Goodman have leased at 25-30 East Tenth street eighth loft to Hauseman, Peitzman & Co.; at 35 Sixth avenue, eighth loft, to the Record Surgical and Appliance Company, and at 141 West, Sixth street, a fifth loft to Gaiser & Feinberg Bros.

The Ogden & Clarkson Corporation has leased 212-215 West street, the southeast corner of Franklin street, to the Hills Bros. Company; 745 Second avenue, corner store, to the Hills Bros. Company; 212, Eighth street, store and basement, to H. H. Hendren; and 164 Franklin street, second loft, to John Hood.

D. H. & W. V. Duke have leased the stores at 2122 Eighth avenue to Gristedt Bros., the first loft at 125-137 West Twenty-first street, to the Congress Roofing Company, and the fifth floor at 240 West Eighty-eighth street, to Phillips Overgater Manufacturing Company.

Cross & Brown Company has leased the entire building at 306 and 308 West Sixty-fourth street to Wagner Specialty Company, Inc., 159 West 153d street, corporation at 240 West Fifty-fifth street, seventh floor to Cutting-Larson Company, and space to Longenecker & Sanders, Inc., at 315 and 317 West Forty-seventh street, top floor to Morris Rosenbaum, and the fifth floor at 240 West Eighty-eighth street to Phillips Overgater Manufacturing Company.

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